



**BOARD MEETING MINUTES**

**WEDNESDAY MAY 15, 2024 4:00 P.M.**

**COEUR D'ALENE PUBLIC LIBRARY COMMUNITY ROOM**

1. CALL TO ORDER

Vice-Chair Metts called the **ignite cda** board meeting to order at 4:00 p.m.

**ignite cda** board members present: Metts, Meyer, Chapkis, Evans, Garcia, English, Mandel

**ignite cda** staff present: Berns **ignite cda** legal counsel present: Quade

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. APPROVAL OF CONSENT CALENDAR

- Approval of April 17, 2024 Board Meeting Minutes
- Approval of Payables as Submitted
- Approval of District Monthly Financial Statements

**Motion by Commissioner Garcia, seconded by Commissioner Evans, to approve the Consent Calendar. Motion carried.**

5. EXECUTIVE DIRECTOR'S REPORT

Atlas Project: Monument / Entry Signage

Ex. Director Berns shared the following memo with the board from Phil Boyd (Welch-Comer Engineers) providing background for the Atlas project monument signage discussion. Mr. Boyd discussed the signage options with the board.

TO: TONY BERNS  
FROM: PHIL BOYD, PE  
PRJ. #: 41292.03.0  
SUBJECT: ATLAS WATERFRONT MONUMENT SIGNS  
DATE: MAY 13, 2024

In 2021, the Board considered placing monuments at the three primary Atlas access points (Atlas Road, Heartwood Road, Suzanne Dr.). Because of the land development uncertainty on the east side of Heartwood Road and budget concerns (2021 estimated costs \$325,000 to \$400,000), the Board decided to proceed with entry monuments at Atlas Road and Suzanne Dr.



Initially, the Atlas Road monument sign was designed to be in the Atlas Road/Seltice Way Right of Way by an encroachment permit. During City permitting, the City requested we not put the sign in City ROW. We then undertook the time-consuming process of negotiating an easement with Dechase Miksis for the monument sign on their property, which was eventually secured. The new sign location required that the sign be redesigned. Additionally, Dechase Miksis had finished their buildings and landscaping complicating the construction process and increasing project costs. We continued to redesign the sign to keep the costs within the \$360,000 Board authorized budget. At this time, the budget only included the signs and did not include the costs of bringing electrical services to the signs because the Avista system was not completely designed. During this same time period, development of the Phase 3 (aka Mt. Hink) came into more focus allowing a definitive sign location for the Heartwood Road sign and the Avista electrical system was designed and constructed. Therefore, we requested T. LaRiviere reprice the monument signs to include the Heartwood Road sign and the electrical connections to Avista installed power meters which totals \$432,000.

The cost breakdown is as follows:

**Option 1 Original Sign Locations**

Atlas and Suzanne Monument Signs	\$378,000
Estimated Avista Power Meter Setting Cost	\$ 5,000
Option 1 Subtotal	\$383,000

**Option 2 Add Heartwood Sign**

Heartwood Monument Sign	\$ 54,000
Estimated Avista Power Meter Setting Cost	\$ 2,500
Option 2 Subtotal	\$ 56,500

**Option 1 and Option 2 Totals**

T. Lariviere Contract Increase of \$72,000 to	\$432,000
Avista Meter Setting Fees	\$ 7,500
Total Project Cost	\$439,500



Figure 1 Atlas Road Monument Sign



Figure 2 Heartwood Road Monument Sign



Figure 3 Suzanne Dr. Monument Sign

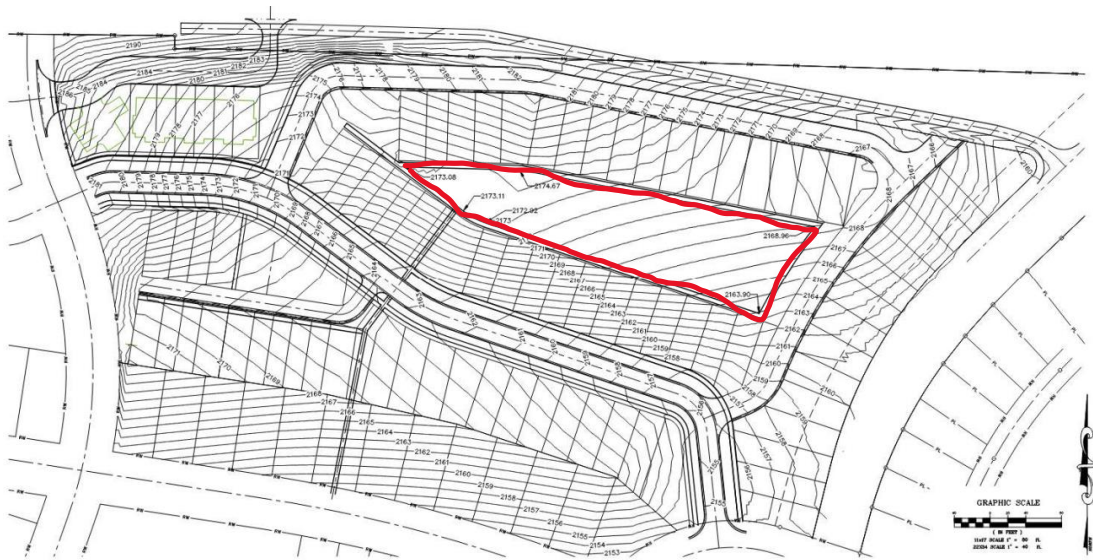
Board discussion ensued re. the entry monument signage options. Discussion ranged from having no monument signage at all, to possibly having signage at just one or possibly two entry locations. The board decided to table the entry monument signage discussion until the June board meeting to allow staff to gather additional information which will include discrete location signage costs and gaining a sense from the property owners as to their expectations for entry monument signage.

Atlas Project: Update

Phil Boyd (Welch-Comer Engineers) shared an Atlas Project update with the board. Following are key slides from his presentation:



*Photo depicting remaining area of Phase 3 site that is currently being worked to determine level of non-structural fill material.*



*Graphic depicting proposed lot layout for the Phase 3 site which contains a courtyard feature (outlined in red) where the remaining on-site non-structural fill material will be placed.*

Board discussion ensued regarding the placement of non-structural fill material in the courtyard feature area. Pros/cons were discussed involving the complete removal of all on-site non-structural fill material, thus turning the courtyard area

into a buildable site. Following discussion, direction given to staff was to continue with the lot layout as depicted with the courtyard feature containing the remaining on-site non-structural fill material.

Also discussed was the pending board decision to construct market rate housing, or local worker housing, or some combination of both housing products on the Phase 3 site. Further discussion on this topic will occur at a later board meeting.

6. BOARD COMMISSIONER COMMENTS: No Commissioner comments.
7. ADJOURN: **Motion by Commissioner Evans, seconded by Commissioner Garcia, to adjourn. Motion carried.**

The **ignite cda** board meeting adjourned at 5:21 p.m. Minutes prepared and submitted by Ex. Director Berns.